



ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
HEARST RANCH FEE TITLE PROPERTY
SAN LUIS OBISPO COUNTY, CALIFORNIA**

SEPTEMBER 11, 2003

MINING, GEOLOGIC, ENVIRONMENTAL SERVICES

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A Report Prepared For:


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PHASE I ENVIRONMENTAL SITE ASSESSMENT
HEARST RANCH FEE TITLE PROPERTY
SAN LUIS COUNTY, CALIFORNIA

Robison Engineering Company
Job No. 1-04-21.001

Prepared By:

ROBISON ENGINEERING COMPANY



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Principal

September 11, 2003

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1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted on the Hearst Ranch Fee Title Property in San Luis Obispo County, California for Murphy Austin Adams Schoenfeld LLP (MAAS), acting as attorneys for the American Land Conservancy (ALC). The Phase I services included a review of pertinent agency records, interviews of individuals with knowledge of the property, an evaluation of readily available aerial photography, and a reconnaissance of the property.

The Hearst Ranch Fee Title Property is an approximate 1,121-acre portion of the approximately 82,000-acre Hearst Ranch. Generally, the Hearst Ranch Fee Title Property lies between U. S. Highway 1 and the Pacific coast. The land is undeveloped. Historically, the property has been used for grazing cattle.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the Hearst Ranch Fee Title Property. There were no exceptions to, or deletions from, this practice. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

This Executive Summary is subject to the limitations stated in Section 11 of this report.

2.0 INTRODUCTION

2.1 PURPOSE AND PROJECT BACKGROUND

At the request of Mr. Russell Austin of MAAS, Robison Engineering agreed to conduct a Phase I ESA on the Hearst Ranch Fee Title Property located in San Luis Obispo County, California. We understand MAAS requires the Phase I ESA as part of their work involving the acquisition of the property by their client, the American Land Conservancy (ALC). The purpose of the Phase I ESA was to review areas of possible environmental concern that could be identified in the course of the agreed work scope.

2.2 AUTHORIZATION

On April 3, 2003 Mr. Russell Austin of MAAS provided authorization for Robison Engineering to perform the work by signing a copy of Robison Engineering's standard service contract.

2.3 REGULATIONS

In 1980, Congress enacted the Comprehensive Environmental, Response, Compensation, and Liability Act (42 U. S. C. SS9601 et. seq., usually referred to as "CERCLA" or "Superfund."(1) CERCLA's purposes are to provide funding and enforcement authority for remediation of hazardous waste sites created in the past and for responding to hazardous substance spills. In 1986, Congress enacted revisions to CERCLA through the Superfund Amendments and Reauthorization Act (Pub. L. No. 99-449) referred to as "SARA." Section 107 (a) of CERCLA names present and past "owners or operators" of a site as potentially responsible parties for the liability of site remediation if the site is found to contain hazardous wastes.

Robison Engineering conducted this Phase I ESA to assist MAAS and ALC in preparing their own assessment of potential environmental risks in association with acquisition of the subject property.

2.4 QUALIFICATIONS OF PROFESSIONAL STAFF

Mr. Wally Robison has a B. S. degree in Geological Engineering with 32 years of professional experience. He is a California Registered Environmental Assessor.

3.0 SCOPE OF WORK

3.1 GENERAL SCOPE

MAAS requested that Robison Engineering evaluate the Hearst Ranch Fee Title Property for environmental concerns for the purpose of potential acquisition of the property by ALC. Robison Engineering's work included various reconnaissance level tasks focused at providing limited preliminary environmental information.

Our Phase I ESA scope of services included:

- Review of local, state, and federal agency records.
- Interviews of people with knowledge of the property.
- Review of historical aerial photographs.
- Reconnaissance of the property and vicinity to visually search for areas of potential concern, including obvious evidence of facilities, structures, chemical use, storage, or disposal.
- Preparation of a Report of Findings.

The proposed scope of work did not include a radon gas survey, inspections within buildings to sample for polychlorinated biphenyls (PCBs), asbestos, etc., or evaluation of biologically sensitive areas, such as vernal pools, wetlands, archaeological sites, flood plains, earthquake faults, etc., or other services not described.

This scope is intended to meet the ASTM E 1527-00 standard for a Phase I ESA.

4.0 SITE OVERVIEW

4.1 LOCATION

The Hearst Ranch Fee Title Property, which is a portion of the Hearst Ranch, is located in northern San Luis Obispo County, California. The property lies along approximately 17 miles of the Pacific Ocean coastline. The southern end of the property is approximately 2.5 miles north of the community of Cambria. The property is accessible by U. S. Highway 1, which runs along the coastline. The following Figure 1 shows the regional location of the property.

4.2 PROPERTY DESCRIPTION

The Hearst Ranch Fee Title Property consists of a nearly continuous, narrow band of land located between U. S. Highway 1 and the Pacific coast. The property contains approximately 1,121 acres. Currently the property is part of the approximately 82,000-acre Hearst Ranch.

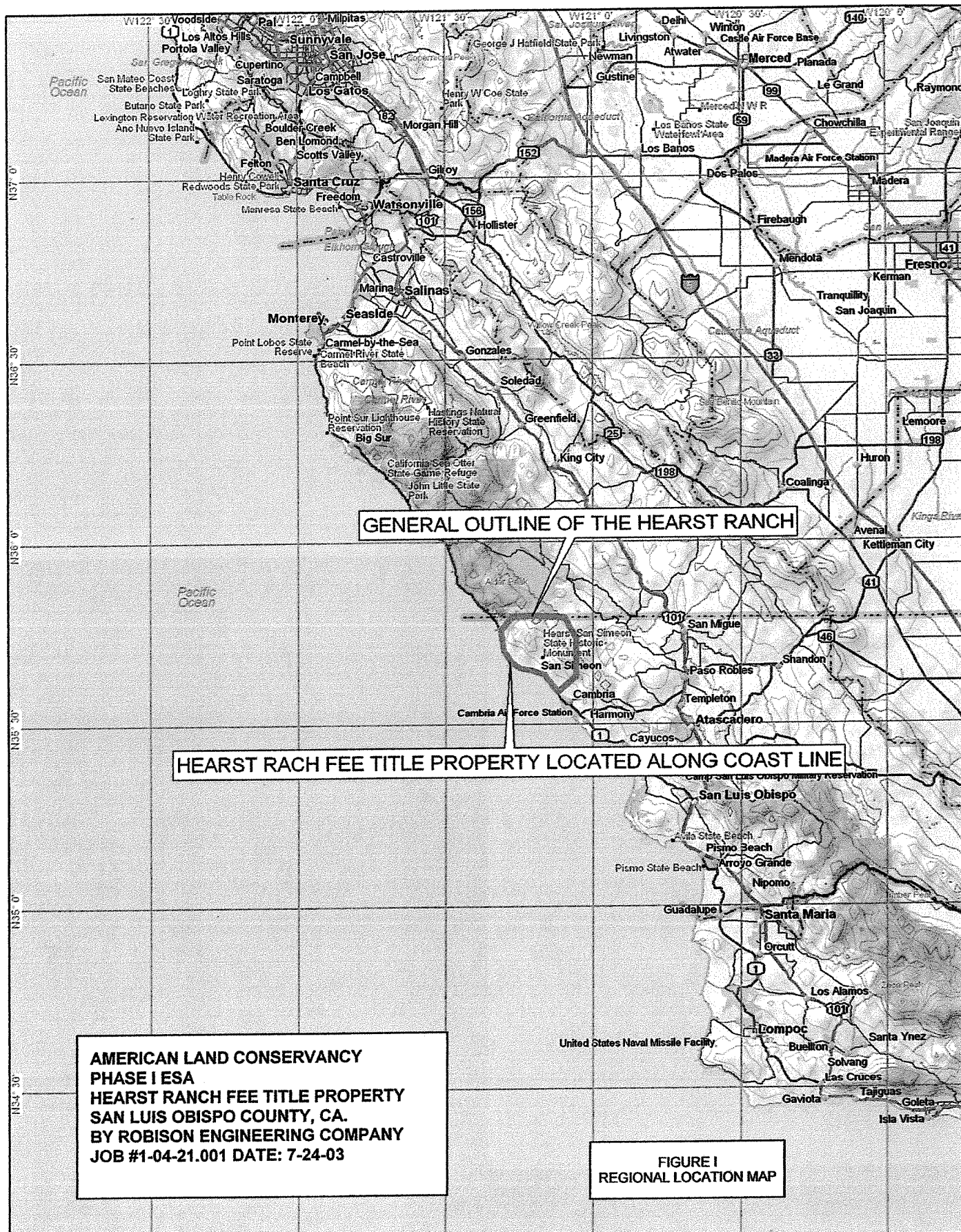
The property is undeveloped ranch land used primarily for raising cattle. The following Figure 2 shows the location of the subject property in relation to the Hearst Ranch and other adjacent properties.

4.3 ADJACENT PROPERTIES

Generally, the Hearst Ranch Fee Title Property is bordered by the Pacific Ocean to the west and southwest and the remainder of the Hearst Ranch to the east and northeast. U. S. Highway 1 separates the Fee Title property from the remainder of the Hearst Ranch. The southern end of the subject property is bordered by lightly developed ranch land, similar in character to the Hearst Ranch.

Several parcels of land, owned either privately, by the State of California, or the United States are adjacent to the subject property. From south to north, these parcels include San Simeon Acres, the Hearst State Park, the Piedras Blancas Lighthouse, and a parcel north of the Piedras Blancas Lighthouse.

San Simeon Acres is a tourist community consisting of several motels and restaurants, convenience stores, a liquor store, and houses and apartments. There is no gasoline service station in San Simeon Acres. The State of California owns the Hearst State Park on San Simeon Bay and beach-lands to the southeast of the State Park. The United States owns the Piedras Blancas Lighthouse and surrounding point. The U. S. Bureau of Land Management administers this land. The parcel north of the Piedras Blancas Lighthouse contains a motel, restaurant, gasoline service station, and several houses. The location of these adjacent properties is shown on Figure 2.



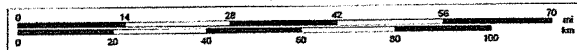
DeLORME

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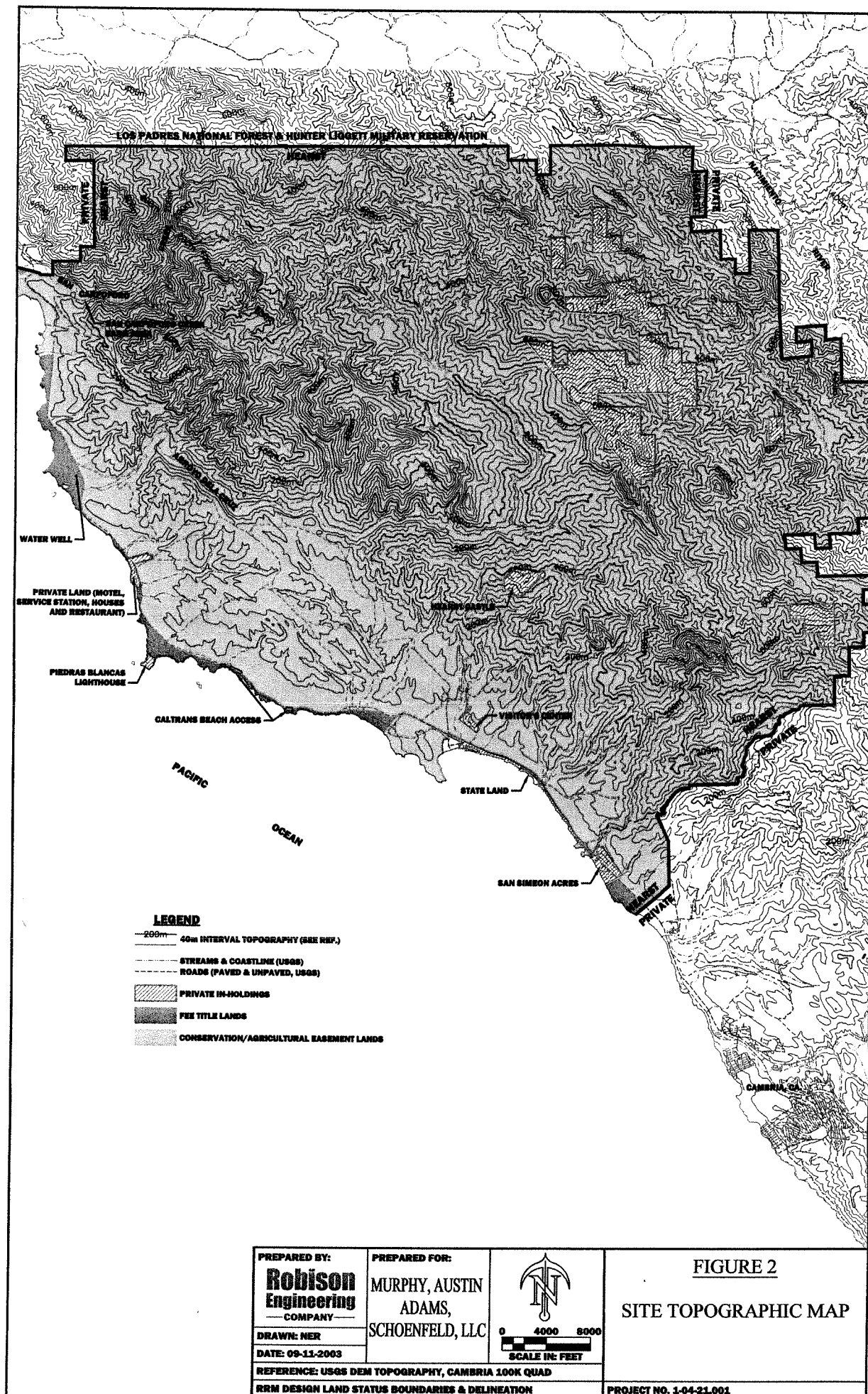
Zoom Level: 7-0 Datum: WGS84

Scale 1 : 1,600,000

1" = 25.25 mi



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5.0 SITE HISTORY

Mr. George Hearst, the father of William Randolph Hearst purchased the original 40,000 acres of the ranch in 1865.⁽²⁾ By 1919, when William Randolph Hearst inherited the property, the ranch had grown to 250,000 acres. He used the ranch for raising cattle and for camping retreats to Camp Hill, the future location of the Hearst Castle. Beginning in the 1920s, he retained Ms. Julia Morgan to design and manage the construction of the Hearst Castle. The Castle was completed in 1947.

Over the years, large portions of the ranch were sold, but the central ranch area, as it exists today, has remained under the ownership and control of the Hearst Corporation.

The Hearst Ranch Fee Title Property has been used exclusively for raising cattle. No buildings or other structures, except for a well (see figure 2) have been constructed on the subject property.

6.0 GEOLOGIC AND HYDROGEOLOGIC SETTING

6.1 REGIONAL PHYSIOGRAPHY

The Santa Lucia Range, which trends northwestward through the Hearst Ranch is part of the Pacific Border or Coast Range physiographic province. This province is characterized by a series of northwest trending faults that raised the Coast Ranges relative to the Pacific Ocean to the west and the Central Valley to the east.

6.2 SITE SPECIFIC GEOLOGY AND HYDROGEOLOGY

The geology of the Hearst Ranch is characterized by a series of northwest-southeast trending bands of rock separated by faults. ⁽³⁾ Beginning at the coast, and proceeding to the northeast, is a band of Pleistocene marine and marine terrace rocks, followed by a band of Mesozoic ultrabasic intrusive rocks, followed by a band of Upper Jurassic to Lower Cretaceous metasediments and metavolcanic rocks known as the Franciscan Group. The Hearst Ranch Fee Title Property is primarily underlain by the Pleistocene marine terrace rocks and Quaternary beach sands, with Quaternary sediments along drainage bottoms.

Multiple water wells are present on the Hearst Ranch for providing potable and livestock water. One such well is located on the Hearst Ranch Fee Title Property (see Figure 2). Groundwater is primarily present in the unconsolidated soils along the major drainages (San Carpoforo Creek and Arroyo De La Cruz). The groundwater is present at depths from 9 to 45 feet and the quality is reported as slightly hard but otherwise good. ⁽⁴⁾ The general groundwater flow direction on the Hearst Ranch Fee Title Property is to the west-southwest, into the Pacific Ocean.

7.0 ASSESSMENT ACTIVITIES

7.1 RECORD SEARCH AND INTERVIEWS

Records contained in state and local agency files, and interviews with on-site and adjacent land tenants can often reveal historic information of potential environmental concern related to a property or the surrounding area. Many of the agencies, however, have maintained these types of files for only a short period of time (approximately the past ten years). Section 8.1 of this document summarizes the results of our record search and interviews.

7.2 AERIAL PHOTOGRAPH REVIEW

Review of historical aerial photographs is one means of identifying past activity on or adjacent to a site. Photographs may provide evidence of site operations, housekeeping practices, dumping or disposal activity, ground scarring, spills, leaks, stains, or other features of interest. The size of a feature that may be resolved is partially dependent upon the scale of the available aerial photography.

In the time allotted for this report, we were able to locate four sets of photographs, taken in 1978, 1985, 1994 and 1998. Our observations on these photos are discussed in Section 8.2 of this report.

7.3 SITE RECONNAISSANCE

We visited the Hearst Ranch Property to assess current conditions on April 8 through 11, 2003. Our reconnaissance included a visual inspection of all portions of the Hearst Ranch Fee Title Property. We also observed the adjacent developed and undeveloped parcels for evidence of potential impact to the subject property. Potential impacts from off-site activities could result from:

- Poor housekeeping practices;
- Underground or above-ground fuel/chemical storage;
- Chemical or fuel spills; and
- Authorized or unauthorized dumping of waste

Section 8.3 of this document summarizes the results of our site reconnaissance.

8.0 RESULTS OF ASSESSMENT ACTIVITIES

8.1 RECORDS SEARCH AND INTERVIEW RESULTS

We retained Radius Maps, Inc. (RMI) to review environmental databases for listings of the entire Hearst Ranch and for properties within a maximum 1-mile radius around the perimeter of the ranch. The following summarizes the most pertinent lists reviewed by RMI. A complete record of the lists reviewed by RMI can be found in the RMI report in the Appendix.

<u>AGENCY</u>	<u>DATABASE</u>	<u>TYPE OF RECORD</u>	<u>RADIUS</u>	<u>LIST DATE</u>
US EPA	NPL	National Priority List	1 mile	12/16/02
US EPA	CERCLIS	Sites under review	0.5 mile	2/11/03
US EPA	NFRAP	No further action sites	1.0 mile	2/3/03
US EPA	CORRACTS	Corrective Actions	1.0 mile	9/19/00
US EPA	RCRA GEN	Haz. Waste generators	0.125 mile	9/19/02
US EPA	ERNS	Emergency response	0.125 mile	5/1/00
California	SLIC	Spilled Leak Investigation	0.125 mile	1/10/03
California	SPL	State priority list	1.0 mile	12/16/02
California	AWP	Haz. Substances	1.0 mile	12/16/02
California	SCL	State equivalent CIRCLIS	0.5 mile	8/1/00
California	SWLF	Solid waste landfills	0.5 mile	12/20/02
California	LUST	Leaking Underground Storage Tanks	0.5 mile	12/27/02

RMI found no positive listings for the Hearst Ranch Fee Title Property. They found 9 listings for sites in the vicinity as summarized below:

<u>SITE NAME</u>	<u>LIST</u>	<u>REASON</u>	<u>STATUS</u>
Cambria Ranch Road	NFRAP	Unspecified	No further action planned
Hearst Castle	RCRA	Small Quantity Generator	Active
San Simeon Cove	ERNS	Marine waste oil release	Unspecified
Chevron Station	LUST	Release to groundwater	Monitoring
Ragged Point Inn	LUST	Gasoline release	Case closed
Ragged Point Inn	UST	Registered UST	Active
Piedras Blancas Station	UST	Registered UST	Active
Hearst Castle	UST	Registered UST	Active
Hearst Castle	UST	Registered UST	Active

A review of the RMI report indicates that there was formerly a Chevron Station in San Simeon Acres (not on the Hearst Ranch). Groundwater, not used for drinking water, was impacted with MTBE in 1988. The site is apparently in a status of post remediation monitoring. The other listings indicate that the Hearst Castle is a small-quantity generator of hazardous waste and has two registered underground storage tanks.

Registered underground storage tanks are also present at the Piedras Blancas Service Station (an in-holding to the Hearst Ranch) and at the Ragged Point Inn, north of the ranch. No further action is planned for the unspecified release at the Cambria Ranch Road. The marine waste oil in San Simeon Cove occurred in 1992, and no remedial action was specified.

The RMI report also identified 18 solid waste landfills in San Luis Obispo County, one of which is listed as the Cambria Solid Waste Landfill. This may be a landfill that was located on the Junge Ranch, which is now a part of the Hearst Ranch, and was closed by the County. The other listed landfills are apparently not near the Hearst Ranch.

We reviewed the 7.5 minute U. S. Geological Survey quadrangle sheets that cover the area of the subject property. These sheets are Burro Mountain, 1995, Piedras Blancas, 1976, and San Simeon, 1976.

We reviewed files pertaining to environmental conditions at the Hearst Ranch that were provided to us by Hearst Corporation representatives in the Hearst office in San Francisco. The files were organized into the categories of Mining/Geology, Water, Airport, Environmental Reports, and Miscellaneous. We reviewed the files with particular attention to issues that potentially represent "recognized environmental conditions" as defined by the ASTM Standard E-1527-00.

There were no documents in the Hearst files that indicated the potential presence of recognized environmental conditions on the Hearst Ranch Fee Title Property.

We interviewed Mr. Marty Cepkauskas, Director of Real Estate for Hearst and Mr. Orrin Sage, a consultant for Hearst. Both gentlemen are familiar with the ranch operation, and with the Fee Title portion of the ranch. They each accompanied us on portions of our reconnaissance of the property. Both gentlemen appeared forthright with their answers to our questions and were accommodating in showing us all areas of the ranch. Neither gentleman was aware of any recognized environmental conditions at the Fee Title portion of the ranch.

We interviewed Mr. Mike Newsome of Pacific Gas and Electric Company (PGE). Mr. Newsome is responsible for the cleanup of leaking electric transformers in the area of the Hearst Ranch. Mr. Newsome said that in the 10 years he has been with PGE, he has never responded to a transformer leak on the ranch. He said that, generally, the transformers in this area of the state do not contain PCB's. As a matter of policy, PGE will perform the cleanup of a leaking transformer site. If PGE owns the transformer, which is most often the case, the cleanup is done at their expense. If the customer owns the transformer, PGE will bill the customer for the expense.

8.2 AERIAL PHOTOGRAPHY REVIEW RESULTS

During our visit to the San Luis Obispo County Assessor's Office, we reviewed the following three sets of aerial photographs that covered the Hearst Ranch:

<u>DATE</u>	<u>TYPE</u>	<u>SCALE</u>	<u>COLOR</u>	<u>COVERAGE</u>
9-11-78	Stereo	1: 40,000	B & W	100%
1985	Stereo	1: 8,000	Color	100%
8/98	Stereo	1: 8,000	Color	100%

Additionally, we obtained orthographically corrected digital aerial photo coverage of the ranch. These photos are black and white, of approximately 1-meter resolution, and dated 5-13-94.

Basically, our review of the aerial photos did not disclose features or activities on the subject property of which we were not already aware. We looked specifically along the area between U. S. Highway 1 and the coast for signs of buildings, ground scars, or other surface expressions that were unexplained or unrecognized from our site reconnaissance and found none. Over the 18-year interval covered by the photos we noted certain changes on and around the ranch, e.g. there presently are more houses at the private in-holding north of the Piedras Plancas lighthouse than were present in 1998. In summary, our review of the aerial photos did not reveal evidence of formerly unknown potentially recognized environmental conditions on the subject property.

8.3 SITE RECONNAISSANCE RESULTS

We visited the Hearst Ranch from April 8 to 11, 2003. On April 8 we observed those portions of the ranch that were accessible from public access, including surrounding properties and private in-holdings along Highway 1. On subsequent days we were accompanied by either Mr. Marty Cepkaskas or Mr. Orrin Sage for inspections of the entire ranch, including the Fee Title portions of the ranch. On April 11, the Hearst Corporation provided an airplane and pilot to fly us on an aerial reconnaissance of the ranch including the coastline.

We found the ranch, including the Fee Title portion, to be in exceptionally good condition from an environmental standpoint. We found no improperly stored materials, chemicals, fuels, oils, etc. There were no obvious accumulations of trash or other discarded materials. All regularly used facilities were clean and well maintained, including the employee housing areas. We noted the presence of pole-mounted electrical transformers at all of the regularly used facilities, and a pad-mounted transformer at the Airplane Hangar. None of the transformers exhibited signs of leakage. Overall, we gained the impression that the ranch is operated in an environmentally conscious manner.

9.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the Hearst Ranch Fee Title Property. There were no exceptions to, or deletions from, this practice. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

10.0 REFERENCES

1. Arbukle, Gordon J. et al., 1989, Environmental Law Handbook; Tenth Edition, Government Institutes, Inc.
2. Hearst San Simeon State Historical Monument Tourist Brochure
3. California Division of Mines, 1959, Geologic Map of San Luis Obispo County, California
4. Laboratory Report, 1961, Water Analysis for San Simeon Well, Hearst Corporation files

11.0 LIMITATIONS

Environmental assessments such as presented in this report are by nature non-comprehensive and subject to limitations including those presented below. This assessment was not designed to identify all potential concerns or eliminate the probability of acquiring land with some degree of risk.

Many of the agencies consulted only keep records for the past five to ten years. Efforts were made to interview agency personnel and people with historical knowledge of the properties, but information received in this way is subject to many errors, including personal interpretations/memory.

Analysis of historical aerial photography is one means to assess environmental conditions of a site. Photographs can provide a record of activity and/or practices evident at a particular point in time. Inherent limitations include the resolution of the photography, the number and scale of photographs that are available for stereoscopic analysis, and the interpretation of features provided by the analyst.

Robison Engineering has performed this environmental site assessment in accordance with the generally accepted standards of care and diligence normally practiced by reputable environmental consulting and engineering firms in performing such work at the time of this study. This study was conducted in conformance with ASTM Standard E 1527-00, Standard Practice for Environmental Site Assessments. Please recognize that definition and evaluation of environmental conditions is a difficult and inexact art. Judgments leading to conclusions and recommendations are generally made with an incomplete knowledge of the subsurface and/or historic conditions applicable to the site. Robison Engineering should be notified for additional consultation if Murphy Austin Adams Schoenfeld LLP or the American Land Conservancy wish to reduce the uncertainties beyond the level associated with this study. Because of potential changes in the environmental field such as regulations and site conditions, this report should be considered current only as of the date of our site reconnaissance. This report is for the sole use of the current owners of the property, Murphy Austin Adams Schoenfeld LLP, and the American Land Conservancy. No warranty, express or implied, is made.

APPENDIX

Client: Wally Robison
Robison Engineering Co
35 High Ridge Court
Reno, Nevada 89511

Environmental Radius Report

Subject Property: Hearst Parcel
San Louis Obispo County, California

Latitude: 35.714431
Longitude: -121.179031

This report identifies agency-listed hazardous waste/contaminated sites, solid waste landfills, hazardous waste transfer stations, spills, underground storage tanks, and leaking underground fuel tanks in proximity to the subject site. The databases used were obtained from selected government agencies in charge of collecting and keeping such records in accordance with ASTM E-1527-00 (Standard Government Records Inquiry for Commercial Real Estate Transactions). The ASTM records search includes potential sources of contamination including "Hazardous Waste Generators" such as dry cleaning facilities and service stations operating under valid permits.

The subject property:

<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 1.0 mile of a known NPL (National Priority List Site-Superfund Site).
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.5 mile of a known CERCLIS list site.
<input checked="" type="checkbox"/>	is	<input type="checkbox"/>	is not	located within 1.0 mile of a " No Further Remedial Action Planned" site (NFRAP)
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 1.0 mile of a known RCRA CORRACTS TSD facility.
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.5 mile of a known RCRA NON-CORRACTS TSD facility.
<input checked="" type="checkbox"/>	is	<input type="checkbox"/>	is not	located within 0.125 mile of a know RCRA generator site.
<input checked="" type="checkbox"/>	is	<input type="checkbox"/>	is not	located within 0.125 mile of a known ERNS list site.
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.125 mile of a known SLIC list site.
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 1.0 mile of a known State Priority List Site (SPL).
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 1.0 mile of a known CalSite ANNUAL WORKPLAN Site (AWP).
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.5 mile of a known State-equivalent CERCLIS site (SCL).
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.5 mile of a known solid waste landfill (SWIS, SWLF).
<input checked="" type="checkbox"/>	is	<input type="checkbox"/>	is not	located within 0.5 mile of a known leaking underground storage tank (LUST).
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.25 mile of a aboveground storage tank (AST).
<input checked="" type="checkbox"/>	is	<input type="checkbox"/>	is not	located within 0.25 mile of a known state listed underground storage tank (UST).
<input type="checkbox"/>	is	<input checked="" type="checkbox"/>	is not	located within 0.25 mile of a known local listed underground storage tank (UST).

The results of this report are computer generated. Lists of contaminated sites, usually including the addresses, have been "geocoded" for geographic location. Therefore, the locations of sites on the accompanying map are considered approximate. It is the responsibility of the users of this report to verify actual locations show on the map to the precision required for their purposes. Known contaminated sites that could not be located by geocoding methods are listed in this report as "unlocatable sites".

Located Sites

NFRAP

1. CAMBRIA RANCH ACCESS ROAD
SAN SIMEON CREEK
CAMBRIA, CA 93428
EPA ID : CAD983602863
Action Completion Date : 1991/09/20
Action Lead Type : EPA Fund
Qualifier :
Action : DISCOVERY
NPL Status : Not Listed
Non-NPL Status : No Further Remedial Action Planned
Distance: 8.5 miles to the center of the property
Direction: SW
2. CAMBRIA RANCH ACCESS ROAD
SAN SIMEON CREEK
CAMBRIA, CA 93428
EPA ID : CAD983602863
Action Completion Date : 1992/08/11
Action Lead Type : EPA Fund
Qualifier : No Further Remedial Action Planned
Action : PRELIMINARY ASSESSMENT
NPL Status : Not Listed
Non-NPL Status : No Further Remedial Action Planned
Distance: 8.5 miles to the center of the property
Direction: SW

RCRA Generator

3. HEARST SAN SIMEON STATE HISTORIC MONUMENT
HEARST CASTLE
SAN SIMEON, CA 93452
EPA ID : CAD983602863
Generator : This Facility is a Small Quantity Generator
Transporter : This Facility is not a Transporter
Distance: 4.85 miles to the center of the property
Direction: S

ERNS

4. NRC # : 147883
SAN SIMEON COVE
SAN SIMEON, CA 93428
Type of Incident : MARINE
Suspected Responsible Party (RP): SAN SIMEON
RP Address : Hwy 1
Reported Cause : Unknown
Incident Date : 1992/12/06
Medium Description San Simeon Cove
Medium Affected : Water
Material : Waste Oil
Distance: 7.23 miles to the center of the property
Direction: SW

Leaking Underground Storage Tank (LUST)

5. CHEVRON S/S #9-2565 (FORMER)
9540 CASTILLO DR
SAN SIMEON, CA 93452
Case No : 85
Case Type : Groundwater not used for drinking water has been contaminated
Leak Cause : Unknown
Leak Source : Tank
Stop Date : 1988/10/24
Abatement Method : Other
Substance : Gasoline
MTBE Tested : MTBE Detected
Status : Post Remedial Action Monitoring
Distance: 7.4 miles to the center of the property
Direction: SW
6. RAGGED POINT INN
0 PO BOX 110
SAN SIMEON, CA 93452
Case No : 87
Case Type : Undefined
Leak Cause : Unknown
Leak Source : Unknown
Stop Date :
Abatement Method :
Substance : Unleaded Gasoline
MTBE Tested : Site Not Tested for MTBE
Status : case closed
Distance: 8.05 miles to the center of the property
Direction: NE

State Listed Underground Storage Tank (UST)

7. RAGGED POINT INN
19019 HWY 1
RAGGED POINT, CA 93452
Facility ID : FA0000074
Distance: 8.05 miles to the center of the property
Direction: NE
8. PIEDRAS BLANCAS SERV. STATION
16640 HWY 1
RAGGED POINT, CA 93452
Facility ID : FA0002974
Distance: 7.09 miles to the center of the property
Direction: SW
9. RYDER/ HEARST CASTLE
750 HEARST CASTLE DR
SAN SIMEON, CA 93452
Facility ID : FA0003003
Distance: 4.57 miles to the center of the property
Direction: S
10. HEARST CASTLE
750 HEARST CASTLE DR
SAN SIMEON, CA 93452
Facility ID : FA0004720
Distance: 4.57 miles to the center of the property
Direction: S

Unlocatable Sites

Lists of contaminated sites from selected governmental sources were used for this report. Some of the sites reported on these lists are missing specific address information or other data necessary to locate the sites by the geocoding methods used. The following list of "unlocatable sites" is for your review and are not necessarily within 1/4 to 1 mile of the site but could be.

SLIC			
Name	Address	City	Zip
BUCKLEY ROAD - UNOCAL		SAN LUIS OBISPO	

Solid Waste Landfill								
SWIS No	Name	Address	City	County	Land Use Name	Operator	Permit Date	Permit Status
40-AA-0030	Ralcco	801 Ralcola Way	Arroyo Grande	San Luis Obispo		Ralcco		
40-AA-0008	Chicago Grade Landfill	Homestead Road	Atascadero	San Luis Obispo		Chicago Grade Landfill, Inc.	2001/10/01	Permitted
40-CR-0001	Atascadero State Hospital Landfill	Near San Gabriel Rd., 1 Mi S Of 125a Ata	Atascadero	San Luis Obispo		Atascadero State Hospital		
40-AA-0014	California Valley Landfill	End Of Belmont Road	California Valley	San Luis Obispo	Rural, Residential	Calif Valley Community Services Dist	19970129	Exempted
40-CR-0007	Cambria Solid Waste Disposal Site	Lot A Of Rancho San Simeon, T27s, R8e, M	Cambria	San Luis Obispo		Blake, John R. - Cambria Garbage(Cont)		
40-CR-0033	Camp Roberts (Closed) Landfill	Perimeter Rd., Camp Roberts	Camp Roberts (Mil Res)	San Luis Obispo				
40-AA-0002	Camp Roberts Solid Waste Disposal Site	Sanitary Fill Road	Camp Roberts (Mil Res)	San Luis Obispo	Military	Calif Army National Guard	19980312	Permitted
40-CR-0012	Creston Disposal Site	6 Mi Ne Of Santa Margarita Via Hwy 58, T	Creston	San Luis Obispo		County Of San Luis Obispo (Contract)?		
40-CR-0027	Dye Property/ Old Cold Canyon Landfill	2460 Carpenter Canyon Road	Edna	San Luis Obispo				
40-AA-0003	Midway Landfill	1 Mi W Of Fellows	Fellows	San Luis Obispo		Texaco California, Inc.	19881227	Permitted
40-CR-0024	Shields Site/Valenta's Illegal Dump	.5 Mi West Of Moss Lane, Behind Santa Ma	Nipomo	San Luis Obispo		Valenta, Jerome Et Al		
40-CR-0031	Nipomo Park Dump	Tefft And Pomery	Nipomo	San Luis Obispo				
40-CR-0004	Cal Poly Landfill	.5 Mi On Poly Canyon Rd	San Luis Obispo	San Luis Obispo				
40-TI-1398	Sierra Auto Salvage	845 Sherdian Road	San Luis Obispo	San Luis Obispo		Compton, Mark		
40-CR-0003	California Mens Colony Landfill	Calif Mens Colony, East Facility, Hwy 1,	San Luis Obispo	San Luis Obispo		Calif Dept Of Corrections		
40-CR-0026	Willis Warren Ranch	San Simeon Creek Rd 1 Mi E Of Hwy 1	San Simeon	San Luis Obispo		Cambria Community Services District		
40-CR-0016	Hinson Dump	Vaquero Road, Lot 133 Of Rancho Santa Ys	Templeton	San Luis Obispo		Hinson, Howard & Maude (Deceased)		
40-TI-1217	Whitley Gardens (CHP)	Pine Canyon Creek	Whitley Gardens	San Luis Obispo				

EXPLANATION OF DATABASES SEARCHED

NATIONAL PRIORITY LIST (NPL, Superfund)

RMI conducts a database search to identify all NPL sites within 1.0 mile the subject property.

In the past, many people were less aware of how dumping chemical wastes might affect public health and the environment. On thousands of properties where such practices were intensive or continuous, the result was uncontrolled or abandoned hazardous waste sites, such as abandoned warehouses and landfills. Citizen concern over the extent of this problem led Congress to establish the Superfund Program in 1980 to locate, investigate, and clean up the worst sites nationwide. The EPA administers the Superfund program in cooperation with individual states and tribal governments.

Sites are listed on the National Priorities List (NPL) upon completion of Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and final placement of the site on the NPL after all comments have been addressed. Steps in this process include:

The NPL primarily serves as an information and management tool. It is part of the Superfund cleanup process. The NPL is updated periodically. Section 105(a)(8)(B) of CERCLA, as amended, requires that the statutory criteria provided by the HRS be used to prepare a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. This list, which is Appendix B of the National Contingency Plan (NCP), is the NPL.

The identification of a site for the NPL is intended primarily to guide EPA in: determining which sites warrant further investigation to assess the nature and extent of the human health and environmental risks associated with a site; identifying what CERCLA-financed remedial actions may be appropriate; notifying the public of sites EPA believes warrant further investigation; and serving notice to potentially responsible parties that EPA may initiate CERCLA-financed remedial action.

Inclusion of a site on the NPL does not in itself reflect a judgment of the activities of its owner or operator, it does not require those persons to undertake any action, nor does it assign liability to any person. The NPL serves primarily informational purposes, identifying for the States and the public those sites or other releases that appear to warrant remedial actions.

Source: Environmental Protection Agency
National Priorities Sites (NPL Sites "Superfund" or "CERCLIS")
Updated December 16, 2002

FEDERAL COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

RMI conducts a database search to identify all CERCLIS sites within 0.5 mile the subject property.

The list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

Source: Environmental Protection Agency
Updated February 11, 2003

FEDERAL NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)

RMI conducts a database search to identify all NFRAP sites within 1.0 mile of the subject property.

The Archive (NFRAP) database contains information on sites which have been removed and archived from the inventory of Superfund sites. Archive status indicates that to the best of the EPA's knowledge, Superfund has completed its assessment of a site and has determined that no further steps will be taken to list that site on the NPL.

Source: EPA
Updated: February 3, 2003

FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) CORRACTS TSD FACILITIES

RMI conducts a database search to identify all RCRA CORRACTS TSD sites within 1.0 mile the subject property.

The environmental protection agencies (EPS's) list of treatment, storage, or disposal facilities subject to corrective action under RCRA.

The EPA Office of Solid Waste (OSW) manages the Resource Conservation and Recovery Information System. RCRIS is a national program management and inventory system of RCRA hazardous waste handlers.

RCRIS captures identification and location data for all handlers and a wide range of information on TSDs regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities.

Source: Environmental Protection Agency Office of Solid Waste
Updated September 19, 2000

FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) NON-CORRACTS TSD FACILITIES

RMI conducts a database search to identify all RCRA Non-Corrracts TSD sites within 0.5 mile the subject property.

Those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, and defined and regulated by RCRA.

The EPA Office of Solid Waste (OSW) manages the Resource Conservation and Recovery Information System. RCRIS is a national program management and inventory system of RCRA hazardous waste handlers.

RCRIS captures identification and location data for all handlers and a wide range of information on TSDs regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities.

Source: Environmental Protection Agency Office of Solid Waste
Updated September 19, 2000

FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) GENERATORS LIST

RMI conducts a database search to identify all RCRA Generators sites within 0.125 mile the subject property.

The list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

The EPA Office of Solid Waste (OSW) manages the Resource Conservation and Recovery Information System. RCRIS is a national program management and inventory system of RCRA hazardous waste generators.

Source: Environmental Protection Agency Office of Solid Waste
Updated September 19, 2000

FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

RMI conducts a database search to identify all ERNS sites within 0.125 mile the subject property.

EPS's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Pars 302 and 355.

Source: Environmental Protection Agency
Updated May 1, 2000

SPILLS, LEAK, INVESTIGATION & CLEANUPS (SLIC)

RMI conducts a database search to identify all SLIC sites within 0.125 mile the subject property.

Source: State Water Regional Control Boards
Updated January 10, 2003

STATE PRIORITY LIST (SPL)

RMI conducts a database search to identify all SPL sites within 1.0 mile of the subject property.

In 1985, after the Federal Government passed the Superfund Bill, the State of California Health and Welfare Agency, Department of Health Services, passed it's own bond for it's hazardous sites. It was called *Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984*. Sites that were considered "priority" were listed in this bond. This list was considered the State Priority List.

In 1991 the CalSites database was developed by the department of Toxic Substance Control and the State priority list archived. Sites listed have either been remediated or reclassified per the CalSite program.

CALSITE ANNUAL WORKPLAN (AWP)

RMI conducts a database search to identify all AWP sites within 1.0 mile the subject property.

The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The database, referred to as "CalSites," is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Sites that have been classified AWP are considered to be of the highest priority and are now under remediation.

Source: California Department of Toxic Substance Control
Updated December 16, 2002

STATE EQUIVALENT CERCLIS LIST (SCL)

RMI conducts a database search to identify all State Equivalent CERCLIS sites within 0.5 mile the subject property.

The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The database, referred to as "CalSites," is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Sites that are not AWP (Annual workplan) are not actively being remediated, but are still being tracked.

Source: California Department of Toxic Substance Control
Updated August 1, 2000

SOLID WASTE LANDFILLS (SWLF, SWIS List)

RMI conducts a database search to identify all Solid Waste Landfill sites within 0.5 mile of the subject property.

This database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

For each facility, the database contains information about location, owner, operator, facility type, regulatory and operational status, waste types received, and local enforcement agency.

Source: Integrated Waste Management Board
Updated December 20, 2002

LEAKING UNDERGROUND STORAGE TANKS (LUST)

RMI conducts a database search to identify all LUST sites within 0.5 mile of the subject property.

A major source of groundwater pollution is leaking underground storage tanks. Local agencies, such as health departments, water districts, or fire departments, are primarily responsible for permitting and monitoring these tanks to prevent problems. When leaks are discovered the local agencies usually regulate any necessary cleanups. The Regional Water Board works with the local agencies, providing general guidance and technical advice. The Regional Board will also use its enforcement powers when needed in order to assure cleanup.

Source: Regional Water Quality Control Board
Updated December 27, 2002

UNDERGROUND STORAGE TANKS (UST)

RMI conducts a database search to identify all UST sites within 0.25 mile of the subject property.

ASTM standards require disclosure from state UST databases. However, California is one of the few states that does not yet maintain a comprehensive UST database. Therefore, RMI reviews available local and county UST databases.

Updated June 15, 2002

ABOVEGROUND STORAGE TANKS (AST)

RMI conducts a database search to identify all AST sites within 0.25 mile of the subject property.

This database was provided by the State Water Resources, Division of Clean Water Programs, Aboveground Tank Division

Source: State Water Resources Board
Updated December 24, 2002

WO# 1365 Hearst Parcel, San Luis Obispo County, CA

